

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 10, 2018 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Cathy Leyva, and Nancy Arkin.

Homeowners present: Leslie Smith #225; Chris Hall #351; Cindy Macy #363; Jorge Escamille #265; Yolanda Blue #106.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Leslie: Unit 225 requested to install lattice on patio. Board told her it has to stay on patio, not in common area and has to match existing lattices around complex in style and color. Joe motioned to approve installation of lattice for unit 225, Howard seconded. Unanimous.

Approval of Prior Meeting Minutes: Cathy motioned to approve minutes as prepared, Howard seconded. Unanimous

Landscape Report: Maintenance, re-landscaping hillside bordering Ellwood School.

Vendor Evaluation: Jacuzzi jets were clogged but were taken care of.

Treasurer's Report

	April 2018	YTD
Total Income	\$70,100.99	\$268,720.99
Op. Expenses	26,753.49	114,642.78
Reserve Expenditures	0.00	23,139.19
Total Expenditures	26,753.49	137,781.97
Transfer to Reserve	41,403.50	128,995.02
Transfer from Reserve	2,987.00	2,987.00

Balance in Savings	\$ 2,398,440.67
Due from Unit Owners	\$6,569.73
Total Assets	\$ 2,410,010.40

Operating Expenses are about 10%+ below budget on cash basis

Treasurer's Report unanimously accepted (Nancy moved & Cathy seconded)

Old Business:

- a. Updating Governing Docs: In progress
- b. Sidewalk repair/replacement: none this month
- c. Roofs/gutters/downspouts: in progress
- d. Siding repairs: 332, 334
- e. 7606 foundation work: Joe motioned to accept proposal from Carter Const. to obtain soil samples and proposal to do work (approx. \$70K+). Cathy seconded. Unanimous.
- f. Bat houses: tabled.
- g. Fumigation of bldgs 7628, 7634 (5/14 & 5/16) and 7630 and 7638 (6/25 & 6/27) by Lenz; notices posted and sent multiple times to units. OK to get locksmith to open unlocked units.
- h. Building staircase light replacement: 7610 #313 electrician to install lower watt bulbs to see difference.
- i. Concrete curb replacement: Joe motioned to approve curb repair by Ramsey Asphalt in phase 3 parking lot. Howard seconded. Unanimous

New Business

- a. #225 request for lattice enclosure : see owner request
- b. 7632 #248 kitchen floor slope: Board will look into getting levels shot if Craig and Howard notice sloping in their units.
- c. New Law re balcony inspection discussed; will need to budget.
- d. Officers duties: tabled
- e. Resignation/appointment: Nancy is planning to move, resignation effective immediately as of the end of the meeting. Cathy motions to accept resignation. Howard seconded. Unanimous
- f. Recording Liens: none
- g. Other items for next month: none

Next Meeting 6/14/18 at 6PM, at 7610 meeting room

Meeting adjourned at 8:20 PM.

Submitted by: Matt Mora, Scribe.